



11 Ridgeway Drive, Dorking, RH4 3AN

Price Guide £650,000



- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS RECEPTION ROOM
- GARAGE AND DRIVEWAY PARKING
- POTENTIAL TO EXTEND STPP
- SUPERB GARDENS
- SOUGHT AFTER CUL DE SAC
- CLOSE TO DORKING TENNIS CLUB
- ADAPTABLE ACCOMMODATION
- NO ONWARD CHAIN

Description

This attractive three-bedroom detached bungalow occupies a wonderful position within a sought after cul de sac, close to Dorking Tennis Club. Enjoying bright and spacious accommodation, further benefits include a generous rear garden approaching 80 ft. driveway parking with an adjoining garage and further potential to extend, subject to the relevant consents.

Accommodation briefly comprises of an entrance hall that provides access to all principle rooms. Three bedrooms offer adaptable accommodation with varying aspects. The master bedroom (11'9x11'7) enjoys views to the front lawn and beyond. The formal living room with double aspect views benefits from direct access via sliding doors out on to the rear terrace. The kitchen includes a selection of base units with matching eye level cupboards, ample work surfaces, views of the garden and space for the usual white good appliances. There is also a family bathroom and separate W.C. Externally the grounds are a particular feature of the home. To the front is an attractive lawn with flowerbed borders and a selection of mature shrubs. There is also driveway parking and a garage with power and lighting. The rear garden extends to approx. 80ft. and is mainly laid to lawn. The patio area extends across the back of the property and provides a great place to entertain. Viewing by appointment only.



Situation

Ridgeway Drive is situated within easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. There are also a number of popular gastro pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

There is a highly regarded selection of schools in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision).

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the country's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand. Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.

Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

Freehold

EPC

D

Council Tax Band

G

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 94.4 sq m / 1016 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1113545)

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